

DALTON-VARNELL-WHITFIELD COUNTY PLANNING COMMISSION
503 WEST WAUGH STREET
DALTON, GA 30720

MEMORANDUM

TO: City of Dalton Mayor and Council
Andrew Parker
Terry Miller
Jacob Bearden

FROM: Jim Lidderdale
Chairman

DATE: June 26, 2023

SUBJECT: The request of Benjamin Cordova and Mary Mendoza to rezone from Transitional Residential (R-6) to High Density Residential (R-7) a tract of land totaling 0.59 acres located at 1905 Abutment Road, Dalton, Georgia. Parcel (12-315-01-004) (City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on June 26, 2023 at 6:00 p.m. at the Whitfield County Courthouse meeting room. A portion of the agenda included a public hearing concerning the above matter. A quorum of six members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Benjamin Cordova.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended the R-7 rezoning be approved. There were no further questions for Calhoun.

Benjamin Cordova stated that R-7 would allow him to construct two duplexes on the subject property which would be the same density as originally proposed in his plan to construct a quadplex in the R-6 zone district. Cordova then noted that the need for the two duplexes arose from the fact that a quadplex would require a sprinkler system and would exceed his budget.

With no other comments heard for or against, this hearing closed at approximately 6:58pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested R-7 rezoning. **Jody McClurg then made a motion to recommend the requested R-7 rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve the requested R-7 rezoning followed, 5-0.**